

City of San Diego HEIGHT REGULATIONS

LU&H Committee Item 2 September 14, 2011



City of San Diego

Purpose of Information Item

- Explanation of coastal height regulations
- Requested by City Council August 2, 2011 in response to questions regarding City's existing methods for calculation of height in the Coastal Zone (clarified by 7th Update Issue #35)



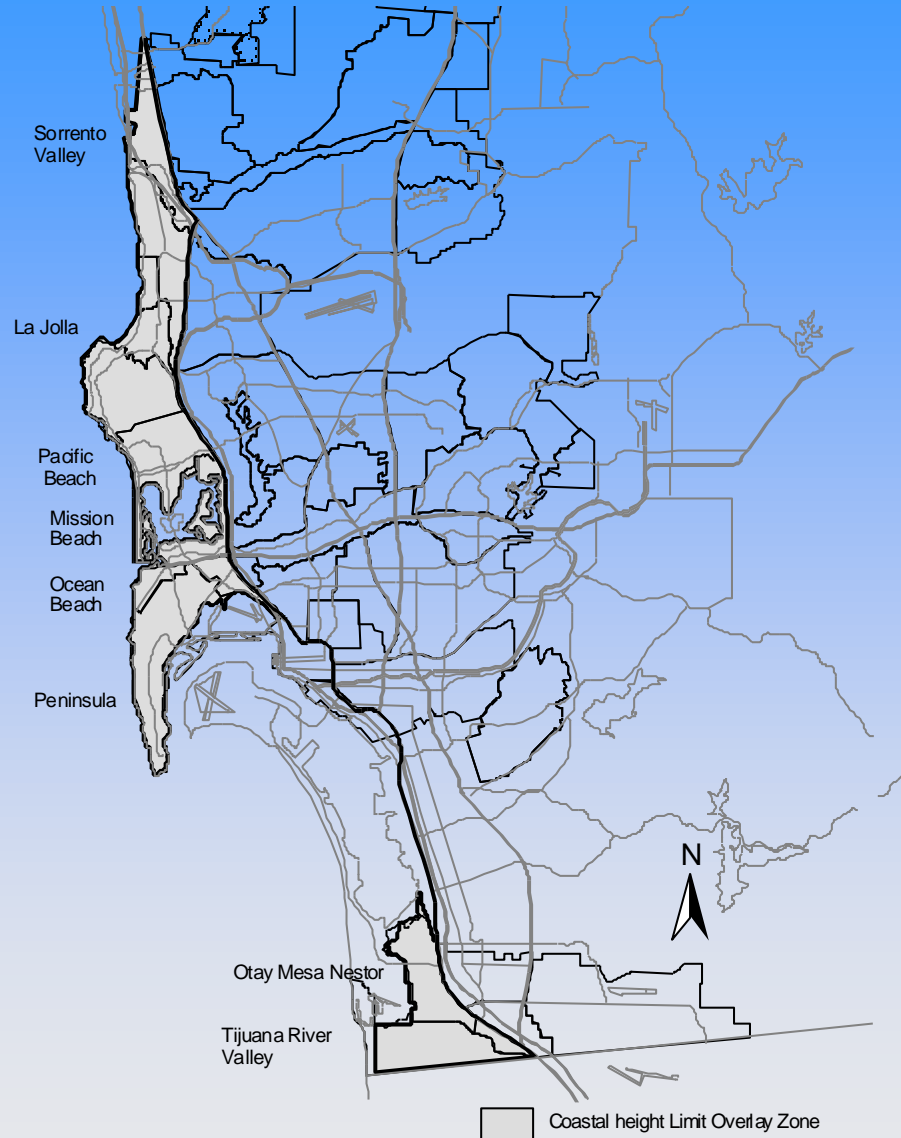
City of San Diego

Height Regulations

- Zoning: Structure height must comply with base zone height limits (citywide requirement)
 - Base zone height limits vary (24 ft to unlimited)
- Prop D: A voter approved height limit (30 ft) that applies to coastal development in geographic area generally west of Interstate 5
 - Coastal Height Limit Overlay Zone
- Most restrictive height limit applies



COASTAL HEIGHT LIMIT OVERLAY ZONE



Prop D Coastal Height Limit

- Local initiative passed by the voters of the City of San Diego (effective December 7, 1972)
- Limits development to 30 foot maximum height (in accordance with Prop D measurement)
- Development above 30 feet (per Prop D measurement) requires approval of City of San Diego voters



City of San Diego



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Limitations of Prop D

- 1970 UBC is method to demonstrate compliance
 - Measured from finished grade
 - Therefore, allows grade to be raised with measurement beginning at that higher point (10 ft max differential)
- Prop D alone would not be adequate to implement the City's certified Local Coastal Program
- In low density residential zones, base zone height limits are typically more restrictive than Prop D to implement adopted land use policy



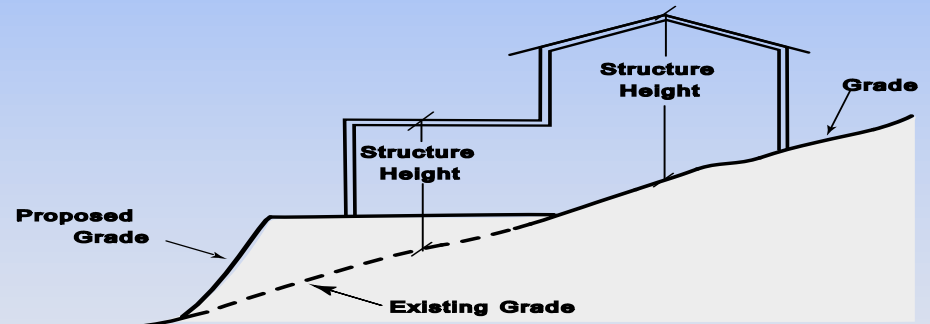
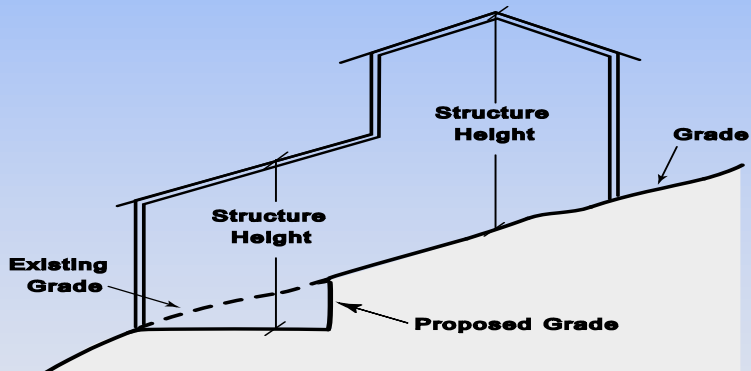
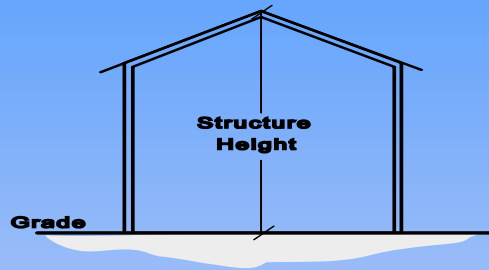


Citywide Method for Calculating Zoning Height

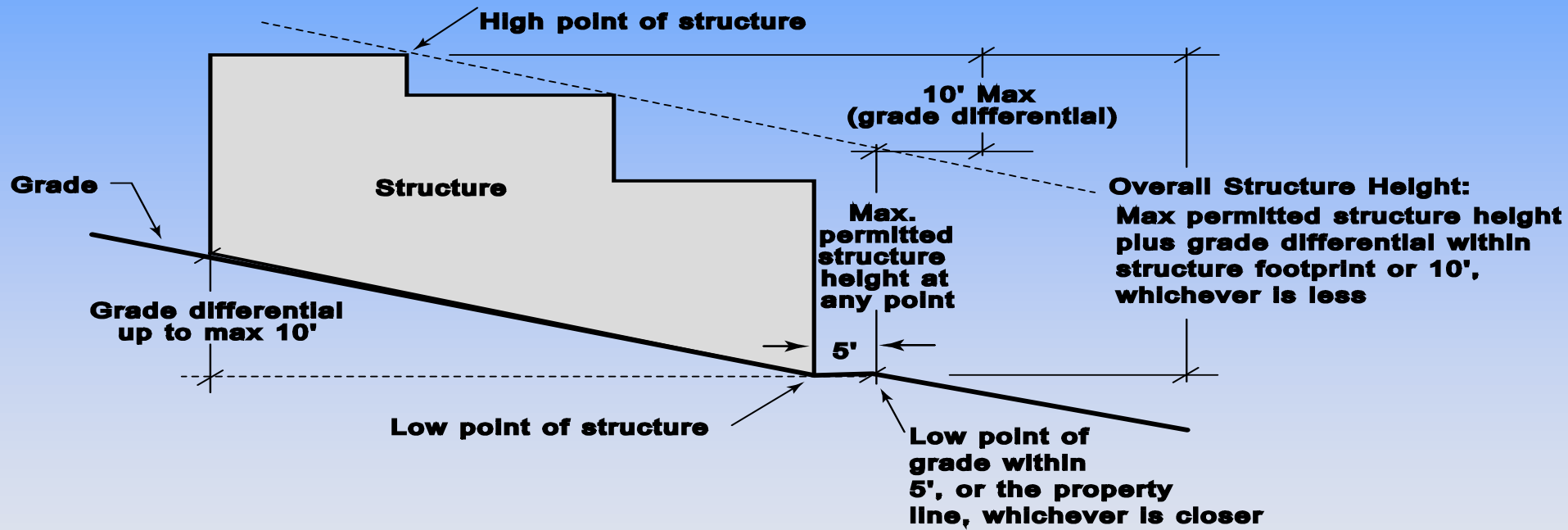
- Two part measurement required:
 - Plumb Line
 - Overall Height (5 feet from furthest projection)
- Height is measured to highest appurtenance (plus up to 10 ft for grade differential)
- Measurement is taken from existing grade or proposed grade, whichever is lower
- Can't manipulate grade to achieve greater height



Plumb Line Measurement



Overall Structure Height





Summary

- Development in the Coastal Height Limit Overlay Zone must comply with the base zone height limit AND the Prop D coastal height limit
- The two height limits are measured differently
- Development that exceeds the base zone height limit requires a City variance /deviation approval
- Development that proposes to exceed the Prop D height limit requires a public vote for approval

